

136.0

0004

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

873,600 / 873,600

USE VALUE:

873,600 / 873,600

ASSESSED:

873,600 / 873,600



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
33		KENSINGTON PK, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: TAYLOR PETER M-ETAL	
Owner 2: TAYLOR COLETTE V	
Owner 3:	

Street 1: 33 KENSINGTON PARK
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 6,402 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1931, having primarily Clapboard Exterior and 1686 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Street
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family 6402 Sq. Ft. Site 0 90. 0.96 10
550,857 550,900

IN PROCESS APPRAISAL SUMMARY								Legal Description		User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value					87612	
101	6402.000	322,700		550,900	873,600						GIS Ref
Total Card	0.147	322,700		550,900	873,600						GIS Ref
Total Parcel	0.147	322,700		550,900	873,600						Insp Date
Source:	Market Adj Cost		Total Value per SQ unit /Card:	518.15	/Parcel:	518.1					03/14/19

PREVIOUS ASSESSMENT								Parcel ID		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	322,800	0	6,402.	550,900	873,700	873,700	Year End Roll	12/18/2019	!10582!
2019	101	FV	282,500	0	6,402.	581,500	864,000	864,000	Year End Roll	1/3/2019	
2018	101	FV	282,500	0	6,402.	428,400	710,900	710,900	Year End Roll	12/20/2017	
2017	101	FV	282,500	0	6,402.	410,100	692,600	692,600	Year End Roll	1/3/2017	
2016	101	FV	282,500	0	6,402.	379,500	662,000	662,000	Year End	1/4/2016	
2015	101	FV	271,200	0	6,402.	318,300	589,500	589,500	Year End Roll	12/11/2014	
2014	101	FV	271,200	0	6,402.	310,900	582,100	582,100	Year End Roll	12/16/2013	
2013	101	FV	271,200	0	6,402.	296,200	567,400	567,400		12/13/2012	

SALES INFORMATION								TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
	20840-484		10/1/1990		243,500	No	No	Y			

BUILDING PERMITS								ACTIVITY INFORMATION	
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	
3/14/2019		Meas/Inspect							DGM D Mann
8/29/2017		MEAS&NOTICE							HS Hanne S
2/6/2009		Measured							372 PATRIOT
4/8/2000		Inspected							264 PATRIOT
11/5/1999		Measured							266 PATRIOT
9/1/1990									PM Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																													
Type: 05 - Garrison	2A - 2 Sty +Attic	Full Bath: 1	Rating: Average	641-3079.				46				WDK																																																																																																																													
(Liv) Units: 1	Total: 1	A Bath:	Rating:									10																																																																																																																													
Foundation: 1 - Concrete		3/4 Bath:	Rating:																																																																																																																																						
Frame: 1 - Wood		A 3QBth:	Rating:																																																																																																																																						
Prime Wall: 2 - Clapboard		1/2 Bath: 1	Rating: Average																																																																																																																																						
Sec Wall:		A HBth:	Rating:																																																																																																																																						
Roof Struct: 1 - Gable		OthrFix:	Rating:																																																																																																																																						
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES				RESIDENTIAL GRID																																																																																																																																			
Color: GRAY		Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units: 1																																																																																																																																					
View / Desir:		A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O																																																																																																																																					
GENERAL INFORMATION				Fpl: 1	Rating: Average	Other																																																																																																																																			
Grade: C+ - Average (+)				WSFlue:	Rating:	Upper																																																																																																																																			
Year Blt: 1931		Location:		Lvl 2																																																																																																																																					
Alt LUC:		Total Units:		Lvl 1																																																																																																																																					
Jurisdct:		Floor:		Lower																																																																																																																																					
Const Mod:		% Own:		Totals RMS: 7 BRs: 3 Baths: 1 HB: 1																																																																																																																																					
Lump Sum Adj:		Name:																																																																																																																																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																																													
Avg Ht/FL: STD		Phys Cond: AV - Average	31. %	Exterior:				No Unit RMS BRS FL																																																																																																																																	
Prim Int Wall: 2 - Plaster		Functional:	%	Interior:				1 7 3 M																																																																																																																																	
Sec Int Wall:		Economic:	%	Additions:																																																																																																																																					
Partition: T - Typical		Special:	%	Kitchen:																																																																																																																																					
Prim Floors: 3 - Hardwood		Override:	%	Baths:																																																																																																																																					
Sec Floors:		Total:	31 %	Plumbing:																																																																																																																																					
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				Electric:																																																																																																																																			
Subfloor:		Basic \$ / SQ: 135.00				Heating:																																																																																																																																			
Bsmnt Gar:		Size Adj.: 1.27277577				General:																																																																																																																																			
Electric: 3 - Typical		Const Adj.: 0.98990101				Totals																																																																																																																																			
Insulation: 2 - Typical		Adj \$ / SQ: 170.089				1 7 3																																																																																																																																			
Int vs Ext: S		Other Features: 75000																																																																																																																																							
Heat Fuel: 1 - Oil		Grade Factor: 1.10																																																																																																																																							
Heat Type: 5 - Steam		NBHD Inf: 1.00000000																																																																																																																																							
# Heat Sys: 1	% Heated: 100	NBHD Mod:																																																																																																																																							
Solar HW: NO		% AC:	100	LUC Factor: 1.00																																																																																																																																					
% Com Wall:		Adj Total: 464218				WtAv\$/SQ:				AvRate:				Ind.Val																																																																																																																											
		Depreciation: 143908																																																																																																																																							
		Depreciated Total: 320311																																																																																																																																							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																																																																																																													
SPEC FEATURES/YARD ITEMS				PARCEL ID 136.0-0004-0010.0																																																																																																																																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																																								
96	Whirl Pool	D	S	16		A	AV	1992	500.00	T	21.6	101			2,400		2,400																																																																																																																								
More: N				Total Yard Items:				Total Special Features:				2,400				Total: 2,400																																																																																																																									
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